



Underwood Cottage  
Chapel Lane, Binfield, Berkshire

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# Underwood Cottage

## Chapel Lane, Binfield

### Berkshire RG42 4AR

An attractive Grade II listed period property with delightful cottage garden, in a no-through road setting

M4 (Junction 10) 3.8 miles, Bracknell station 2.2 miles, Ascot 6 miles, Windsor 11 miles, Heathrow Airport 23 miles, Central London 39 miles

Reception hall | Sitting room | Dining room  
Family room | Playroom | Kitchen/breakfast room | 3 Bedrooms | Family room/Bedroom 4  
Family bathroom | Shower room | Shed | Garage  
Off-road parking | Garden | EPC rating E

### The property

Dating back to the 18th century, with later architectural and interior enhancement, Underwood Cottage offers a charming and unique living environment with a wealth of character features showcasing the building's heritage. The whitewashed elevations, pastel-painted window frames and doors, and dentilled eaves, create an appealing façade, and inside the retained period features include exposed timbers and brickwork, rustic terracotta tiled flooring and vintage fireplaces.

Interlinking accommodation is arranged across the ground floor, with the versatile rooms including a spacious sitting room centred around a fireplace with wood-burning stove, a dining room on the opposite side of the roomy reception hall, and a charming kitchen/breakfast room. Fitted with cottage-style cabinetry topped with wood work surfaces, the kitchen has attractive wall-tiling and a Belfast sink, with an adjoining area suitable for informal dining (currently used as a playroom). The wing adjoining the kitchen, offers a flexible-use room with vaulted ceiling and fireplace which currently presents as a family room where French doors offer a connection to the

outside. This room links to a bedroom with a picture window offering an outlook to the pretty garden. A shower room completes the accommodation on the ground floor.

A stairway rises from the hallway to a landing providing access to two bedrooms and a large beautifully-appointed, family bathroom featuring a contemporary freestanding tub and a shower cubicle.

### Outside

A paved pathway leads to the entrance porch and is flanked by areas of low-maintenance gravel. To the side of the cottage, a garden with verdant planting provides a sense of seclusion with gravelled and paved settings offering opportunities for outdoor dining and relaxation in sunshine or under the dappled shade of the trees. Garden features include a brick-built barbeque and outdoor fireplace, timber arbour, floral and fragrant climbing plants, vegetable garden, and a splendid collection of lush, architectural shrubs.

### Location

Underwood Cottage is situated on a private lane on the southern side of Binfield with the village offering a range of amenities, including a convenience store, medical surgery, public houses, sports clubs, and a primary school. An excellent range of facilities can be found nearby, including shopping, leisure and cultural facilities in Ascot, Windsor, Maidenhead and Bracknell, the latter having a popular shopping centre, The Lexicon.

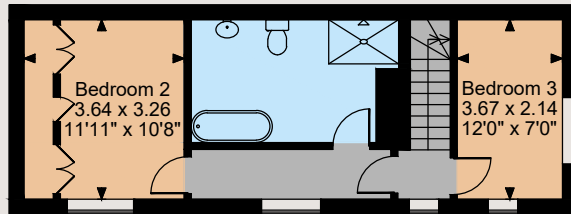
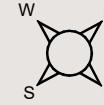
For road users, junctions to join the M4 are easily accessible and for commuters, there are regular train services to London Waterloo from Bracknell and Ascot stations, whilst high-speed Crossrail provides access to London from Maidenhead and Twyford.

In addition to the well-regarded Kings Academy in Binfield, educational opportunities in the vicinity include renowned Lambrook, St Mary's School, Papplewick and Heathfield School.

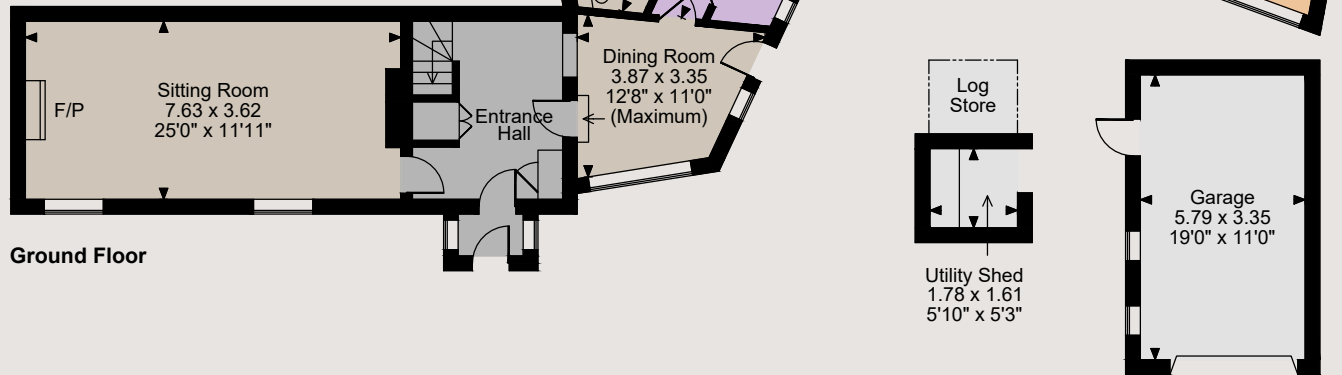




Floorplans  
 House internal area 1,650 sq ft (153 sq m)  
 Garage internal area 209 sq ft (19 sq m)  
 Utility shed internal area 31 sq ft (3 sq m)  
 Total internal area 1,890 sq ft (176 sq m)  
 For identification purposes only.



First Floor



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

Exit the M4 at junction 10 and join the A329(M) sign-posted to Bracknell. Leave the A329 to join the B3408 towards Binfield. Take the left turn onto St Mark's Road followed by a right turn to join Chapel Lane where the property will be found on the left.

what3words: ///rings.lied.shift

## General

**Local Authority:** Bracknell Forest Council – Tel. 01344 352000

**Services:** Mains electricity, gas, water and drainage

**Council Tax:** Band E

**Tenure:** Freehold

**Asking Price:** £725,000

## Ascot

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